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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2023-002725

Klamath County, Oregon



00313633202300027250030039

04/13/2023 01:05:38 PM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

Michelle L Hall
PO Box 7011
Eureka CA 95502
Owner's Name and Address
Jordan M Krupa et al
c/o Michelle Hall
PO Box 7011, Eureka CA 95502
Beneficiary's Name and Address

After recording, return to (Name and Address):

Michelle L Hall
PO Box 7011
Eureka CA 95502

Until requested otherwise, send all tax statements to (Name and Address):

Michelle L Hall
PO Box 7011
Eureka CA 95502

NOTICE TO OWNER: You should carefully read all information on this form. You may want to consult a lawyer before using this form. This form must be recorded before your death or it will not be effective. (Type or legibly print all information.)

TRANSFER ON DEATH DEED

KNOW ALL BY THESE PRESENTS that I, Michelle L. Hall who took title as Michelle Krupa, owner of the real property described below, whose address is PO Box 7011, Eureka CA 95502

upon my death, do hereby transfer to the beneficiary designated below, all of my right, interest and title in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of the property):

See attached "Exhibit A" for legal descriptions of two (2) parcels that are made a part of this deed by this reference

I designate Jordan M Krupa, Raquel L Krupa, and Tyler M Krupa, each as to an undivided 1/3 interest, as tenants in common whose mailing address, if available, is c/o Michelle Hall, PO Box 7011, Eureka CA 95502

as my primary beneficiary* if that person survives me.
(Optional) I designate N/A

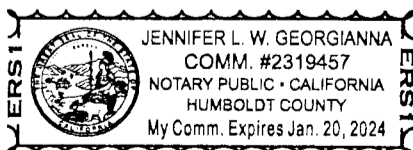
whose mailing address, if available, is N/A

as my alternate beneficiary** if that person survives me.
Before my death, I have the right to revoke this deed.
(Optional) SPECIAL TERMS:

In construing this instrument, where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the undersigned has executed this instrument on 3-4-2023

Michelle L Hall

STATE OF California, County of Humboldt
This instrument was acknowledged before me on 03/04/2023
by Michelle L Hall



Jennifer L W Georgianna
Notary Public for California
My commission expires Jan 20, 2024

*ORS 93.961(2) states that a designated beneficiary must be identified by name; "a beneficiary designation that identifies beneficiaries only as members of a class is void."
**93.953(2)(b) states that an individual may designate one or more "Alternate beneficiaries who take the property only if none of the primary beneficiaries is qualified or survives the transferor."

NOTE: ORS 93 provides that Transfer on Death deeds: (a) Transfer only property that the transferor owns at time of death, may not transfer property to designated beneficiaries with right of survivorship, but may designate shares of ownership (93.969); (b) Are always revocable (93.955); (c) Must be recorded before death to be effective (93.961(1)(d)), but need not be delivered to designated beneficiaries (93.963(1)); (d) Transfer property without any warranties or covenants of title (93.969(4)), and subject to all debts of the decedent, as well as to all liens, mortgages and conveyances to which the property may be subject (93.969(2)).

Returned at Counter

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Humboldt

On 03/04/2023 before me, Jennifer L.W. Georgianna, Notary Public,
(here insert name and title of the officer)

personally appeared Michelle L. Hall
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jennifer L.W. Georgianna
Signature

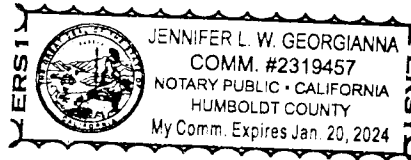


EXHIBIT 'A'

LEGAL DESCRIPTION

Parcel 1:

The East 100 feet of Lot 19 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon aka 3036 Madison.

Tax Acct No.: 3909-011AA-00500-000 Key No.: 547652

Parcel 2:

Lot 13, Block 3, Tract No. 1007, Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon aka 4202 Myrtlewood.

Tax Acct No.: 3909-011CC-10100-000 Key No.: 555492